



Flat A, 1 New Square, Lincoln's Inn

Internal alterations, replacement windows and rooflights.

HERITAGE STATEMENT

April 2018

VERSION C

Contents

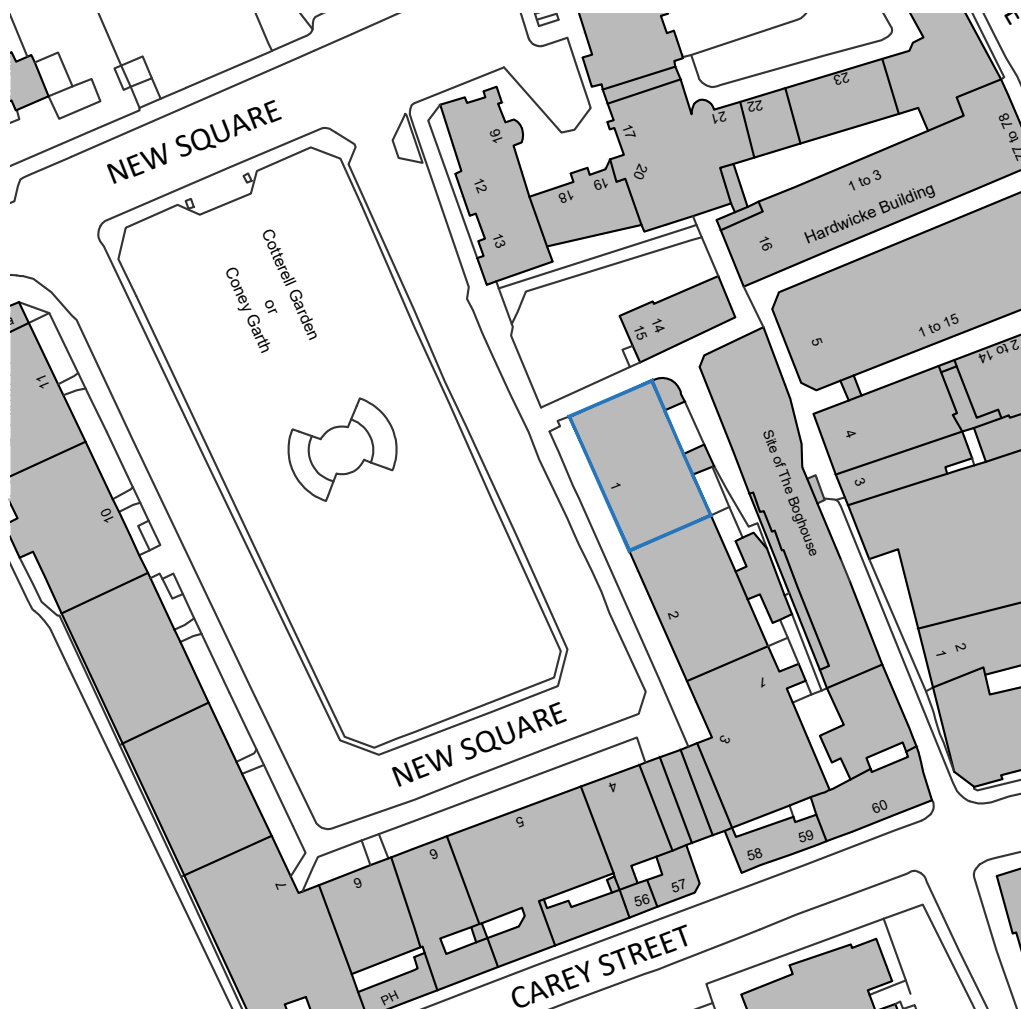
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1.00 Introduction

This Heritage Statement is an assessment of the significance of heritage assets and/or their settings affected by the proposed development, and of the impacts of that development upon them. The purpose of Heritage Statements is set out in paragraph 128 of the NPPF, which states:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

A selected bibliography is set out below at 8.00 but in preparing this statement the authors have also consulted *inter alia* the statutory listing and conducted extensive research within the libraries of the Hon Society of Lincoln’s Inn and online resources concerning the historical and architectural development of New Square, Lincoln’s Inn. The authors have also taken into account the guidance provided in the NPPF regarding heritage and the accompanying National Planning Policy Guidance (NPPG, see <http://planningguidance.communities.gov.uk/>) and advisory publications produced by Historic England, a public body sponsored by the Department for Culture, Media and Sport (see <https://historicengland.org.uk/advice/>) in addition to the Camden Development Plan and Supporting Supplementary Guidance (see further the accompanying Planning Statement).



Location of no.1 New Square

2.00 The Site

Flat A (“the Flat”) is situated on the 3rd floor of 1 New Square. Lincoln’s Inn and New Square are maintained by the Honourable Society of Lincoln’s Inn (“HSLI”). Buildings located within New Square fall within the London Borough of Camden’s conservation area and are classified as Grade II* listed properties.

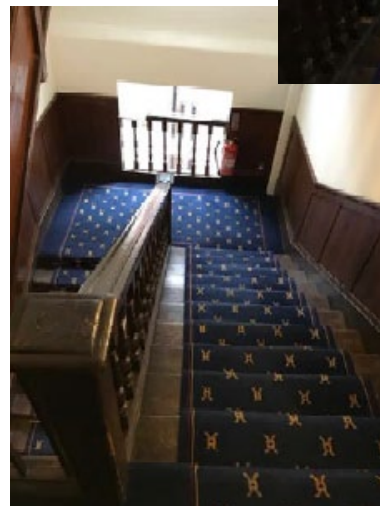
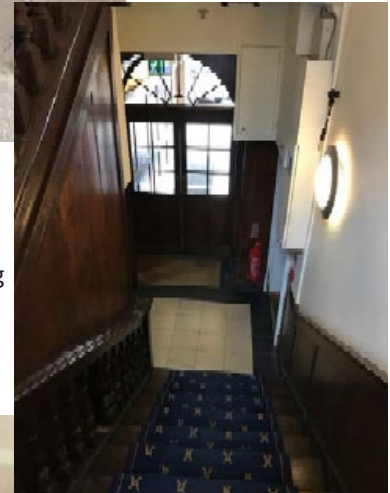
3.00 Summary of Proposed Works

Internal alterations (including, fireplace reintroduction, making safe staircase, exposure of internal roof beams and installation of roof-lights) and replacement of windows.



Listed external railings

Listed internal panelling



Listed internal railings

4.00 The Identified Heritage Assets

This Heritage Statement has identified two principal heritage assets affected by the development: (A) Flat A within the listing for 1-11 New Square building and (B) part of the Bloomsbury Conservation Area. The works do not involve any impact on the structural integrity of neighbouring offices within New Square. Furthermore, it is not considered that any other parts of the listed premises or any other heritage assets are affected by the proposed works. The works themselves are modest and the construction process is unlikely to have any impact upon the heritage assets of neighbouring premises, in particular, having regard to the ongoing major development currently in progress across from New Square in and around Lincoln's Inn New Hall and Library.

A: Flat A: Listing Description

Flat A is part of a much larger building listed along with the entire block of chambers New Square for 1-11. The building was first listed on 24 October 1951: "TQ3081SE LINCOLN'S INN 798-1/106/1027 (East side) 24/10/51 Nos.1-11 (consec) New Square and attached railings."

*"11 chambers. c1690-97. By Dr Nicholas Barbon. For Henry Vincent, Lord Chandos of Sudeley. The form of New Square established 1682 and foundations probably dug 1685 by Henry Serle, with whom Barbon had been involved through the former's partner, Robert Clerke, but who died in 1690. Brown brick with red brick dressings, basements now stuccoed. Slated roofs behind parapets. EXTERIOR: 4 storeys and basements, the top storey being added in C18. Stone, architraved doorcases with pulvinated frieze, console-bracketed cornice and curved, broken pediment with ball in centre, with the exception of No.10 with a triangular pediment and No.11 without a ball. **No.1: red brick bands at 1st and 2nd floor levels; 3rd floor with multi-coloured stock brick band. 9 windows. Gauged red brick flat arches to slightly recessed sash windows most with exposed boxing and most with C18 glazing bars. Ground and some 1st floor windows with shutters. Some 1st and 2nd floor windows with C19 blind boxes. On left return, a stone tablet set up by John Greene, Treasurer of Lincoln's Inn in 1693, inscribed "This wall is built upon the ground of Linconles Inne. No windows are to be broken out without leave". INTERIOR: with original panelling to the hall and some of the rooms. Original dog-leg stair with turned balusters and square reveals. No.2: red brick band at 2nd floor level. 9 windows. Gauged red brick segmental arches to slightly recessed sash windows. Ground floor and 5 windows of 1st floor with shutters. INTERIOR: with some panelling. Round iron balusters to stone stairs.** RCHM (West London) suggests that No.2 was rebuilt during the C18 and C19. No.3: brick band at 1st floor level. 4 windows and 1 window on right hand forward return. Gauged red brick flat arches to flush frame sash windows with exposed boxing. Shutters to 3 ground floor windows. INTERIOR: round iron balusters to stone stairs. No.4: 3rd floor partly rebuilt in yellow stock brick. 4 windows and attic dormers. Ground floor with door to right and to left the Back Gate to Carey Street. 4 centred arch to New Square with grotesque keystone, carved brackets supporting broken segmental pediment with scrolls at sides. Above, 2 segmental pedimented enriched panels with coats-of-arms dated 1697 of De Lacy and Serle. The back gate originally consisted of a carriage-way and 2 flanking pedestrian passages. The footways were converted into shops c1843. Each footway of 4 bays with pilasters carrying groined vault. Shop fronts in bays with large panes. The 4-centred arch to Carey Street is flanked by panelled Doric pilasters with cornice, broken scroll pediment and elaborately panelled gates. Both arches are of painted cement. Below arches at both ends of the passage, C19 lamps of Nico type supported by scroll work. INTERIOR: altered; turned balusters and square newels to dog leg stair with closed string. No.5: brick bands at 1st and 2nd floor. 4 bays of the 3rd floor stuccoed with architraved sashes and a cornice. 9 windows. Gauged red brick flat arches to flush framed sashes with exposed boxing. INTERIOR: turned balusters and square reveals to dog leg stairs. No.6: brick bands at 1st and 2nd floor. 6 bays of the 3rd floor stuccoed with architraved sashes and a rudimentary cornice. 9 windows. Gauged red brick flat arches to flush framed sashes with exposed boxing. INTERIOR: turned balusters and square reveals to dog leg stairs. No.7: brick bands at 1st and 2nd floor. On return, 3rd floor moulded brick band. 3 1/2 bays of 3rd floor stuccoed with architraved sashes and a rudimentary cornice. Rest of 3rd floor partly rebuilt. 4 windows and 1 window to right hand forward return. Gauged red brick flat arches to flush framed sashes. INTERIOR: turned balusters and square reveals to dog leg stairs. No.8: moulded brick band to 2 left hand 3rd floor bays. Centre bays, 3rd and 4th floor yellow stock brick with red brick dressings. 11 windows. Gauged red brick flat arches to flush framed sashes with exposed boxing. INTERIOR: turned balusters and square reveals to dog leg stairs. No.9: brick bands at 1st, 2nd and 3rd floor levels. 4th storey in yellow stock brick. 9 windows. Gauged red brick flat arches to flush framed sashes with exposed boxing. INTERIOR: turned balusters and square reveals to dog leg stairs. No.10: frontage rebuilt after a fire in 1752 and partly re-faced and re-roofed c1951 after war damage. Yellow stock brick. Stone bands at ground and 1st floor level. Stone 1st floor sill band and stone bracketed cornice at 3rd floor level. 9 windows. Flat brick arches to recessed sashes. 3 formers form central roof line feature with central window in arched recess with pediment. INTERIOR: dog leg stair with square iron balusters. No.11: frontage partly re-faced and re-roofed c1951 after war damage.*

¹ A Portrait of Lincoln's Inn by Angela Holdsworth, Published by Third Millennium (2007) at p. 30.

Red brick with plain brick band at 1st floor level and moulded brick band at 2nd floor. Tiled roof with dormers. 3 storeys, basement and attic. 8 windows. Gauged red brick flat arches to flush frame sashes with exposed boxing. At 1st floor level a carved and inscribed plaque dated 1691; also date plaques inscribed DSC 1693, FSG 1787 and TS 1951. SUBSIDIARY FEATURES: attached cast-iron railings to areas with urn finials. HISTORICAL NOTE: New Square is important as a very well preserved and early example of a set of early legal chambers, remarkably spacious and with good panelled interiors not seen. It is also one of the most complete surviving C17 set pieces in London.” [bold and Italicised emphasis added]

The fact that the whole of Nos. 1-11 New Square is listed as a single listed building rather than separate listing for the different numbered blocks is relevant to these applications. This naturally reinforces the precedent weight that should be given to permissions and consents granted elsewhere within the same listed building i.e. Nos. 1-11 New Square. (See Precedents below in Section 7.00). Furthermore, it should also be noted that the internal features of merit which are noted throughout the Blocks 1-11 New Square and were plainly influential in assessing the block as Grade II* as a whole are not to be found in Flat A. Moreover, outside of the internal features identified in the listing, the principal value of Nos 1-11 New Square is in their external appearance: “The combination of fragmentation of ownership and the 1682 agreement has preserved New Square from redevelopment, and it probably the most complete late seventeenth century London square to survive.”¹ Having said that, a close inspection of New Square shows that there is much difference between the external component parts of Nos 1-11, especially in the treatment in the upper levels and roofs.

The particular description for No 1 New Square is as follows.

“No.1: red brick bands at 1st and 2nd floor levels; 3rd floor with multicoloured stock brick band. 9 windows. Gauged red brick flat arches to slightly recessed sash windows most with exposed boxing and most with C18 glazing bars. Ground and some 1st floor windows with shutters. Some 1st and 2nd floor windows with C19 blind boxes. On left return, a stone tablet set up by John Greene, Treasurer of Lincoln’s Inn in 1693, inscribed “This wall is built upon the ground of Lincolns Inn. No windows are to be broken out without leave”. INTERIOR: with original panelling to the hall and some of the rooms. Original dog-leg stair with turned balusters and square reveals”.

Flat A is part of a group of “chambers” in No 1 New Square, the word “chambers” being used in this instance to denote a suite of rooms generally rather than just specifically the work place of barristers². The various chambers are in separate occupation and ownership. As stated above, Nos. 1-11 New Square as a whole is listed as a Grade II* listed property. The listing description even in respect of No 1 New Square, mainly refers to the treatment of the exterior of the building. The only listed internal elements described for No 1 New Square are the communal staircase, wooden panelling cladding, the staircase and certain rooms. None of these features are to be found within the Flat. Flat A would not warrant the higher Grade II* listing if assessed on its own internal features.

B: The Conservation Area

New Square falls within the London Borough of Camden’s Bloomsbury Conservation Area. The site is categorised within sub area no.9, covering Lincoln Inns Fields and High Holborn. The main areas of protection described within the Bloomsbury Conservation Area Appraisal relate to the external envelope and its significance to the conservation area. The only conservation area features relevant are the front elevation views onto New Square

² The Collins English Dictionary variously defines “chambers” as “2. (in England) the set of rooms occupied by barristers where clients are interviewed (in London, mostly in the Inns of Court) 3. British archaic a suite of rooms; apartments.”

5.00 Heritage Appraisal

New Square is a part of Lincoln's Inn, one of four remaining Inns of Court situated in London. New Square is now maintained by the HSLI. Lincoln's Inn Fields have existed from 1422. The land upon which New Square is now situated was the subject of an ownership dispute between the Inn and a barrister, Henry Serle. Eventually, an agreement was made with the Inn in 1682 allowing Serle to construct and own Nos 1 to 11 New Square subject to certain restrictions. However, litigation against Nicholas Barbon who claimed the land for himself continued until 1689, with victory for Serle. Construction was commenced in 1682 of "eleven houses of brick, each appropriated to suites of chambers, presenting a uniform, and even stately appearance, and forming three sides of the area now named New Square, but originally called "Serle Court", the northern side being left open to the garden"³ and completed between 1690 and 1697.

Originally, the buildings of New Square consisted of only four floors, including the basement, ground floor and first and second floors. The New Square site consisted of eleven (11) chambers as eleven separate dwellings. 1 New Square was completed in 1693 as inscribed on a stone tablet, located to the left of the main entrance. In the early 18th century, a third floor including what is now the Flat was added across all of the New Square buildings. The roof space in various blocks was converted to create more space. Various floors are owned by individuals as freeholders and not all of them are maintained by HSLI, although the Lincoln's Inn Act 1860 was passed to provide some powers to safeguard the Inn. Over the years, the Inn has sought to acquire some of the flying freeholds in New Square. As of 2007 the Inn now owns about 70% of New Square⁴. Flat A is one of the properties retained as a flying freehold outwith the Inn's ownership.

The main façades of all chambers within New Square consist of brown brick with red and multi-coloured stock brick dressings and basements that were later stuccoed. The roof to New Square has two pitches, forming a central valley. The roof finish is slate and partially covered by a parapet when viewed from street level. The majority of New Square is used for barristers' and solicitors chambers and offices. As such, extensive works have been carried out throughout New Square in order to ensure that the premises remain fit for modern day office requirements.

Flat A: Historic Use, Layout and Fabric

The Flat has always been in residential use since its construction in the early 18th century having been acquired in the 1720's by William Hamilton, later Treasurer of Lincoln's Inn in 1751, and reputed to be the first Scot to appear at the English bar. The Flat has remained in the same family ownership (though latterly through trust arrangements) until the recent acquisition by the current owners in 2017 from the Hamilton Family Trust.

It is most likely that at some time Flat A was part of a larger suite of chambers. Flat A is entered by a staircase on the second floor coming off the communal landing. The Spanish law firm *Alberto Perez Cedillo* has an adjacent entrance and occupies premises below Flat A that is also still owned by the Hamilton Family Trust. The configuration of the two premises suggests that the offices were carved out of what was once a larger residential premises.

The London Borough of Camden does not have any information pre-dating 1989 on its website concerning the 3rd floor of 1 New Square. Further works were carried out to Flat A at some time in the 1970's which may well have impacted upon the Flat's layout as well. Extensive historical researches have been carried out within the Inn's library and no specific records relating to the Flat have been found. The planning application number 89/5498-B/2 suggests that the layout of the Flat was last altered in 1989. It is thus very clear that the current layout is not original and has no historical value or significance.

In accordance with Historic England's Guidance⁵, this assessment has related the proposed works against the identified heritage values to the fabric of the place. As stated elsewhere, if there were any internal features of merit remaining within this Flat almost all of them were certainly removed by the un-meritorious works in the 1970's, if not, by works carried out much earlier. Whilst the 1970's works do, of course form, part of the history of the premises they materially harm the Flat's contribution to the listed status of the building as a whole. Moreover, the 1970's works are not of any intrinsic merit in themselves. The fittings are of poor quality and in a very poor state. The removal of the 1970's works is of itself a major benefit to the architectural and historical value of the Flat. The limited remaining original features include the architraves around the windows and the roof trusses.

³ *Lincoln's Inn, Its Ancient and Modern Buildings with an Account of its Library* by William Holden Spillsbury, published by William Pickering (1850) at p.81.
⁴ *A Portrait of Lincoln's Inn* by Angela Holdsworth, Published by Third Millennium (2007) at p. 30.

The previous occupants Sir Patrick and Lady Sinclair do not appear to have materially invested in the upkeep of the fabric of the flat. This may have been because the Flat was not in their sole ownership but owned by a trust representing the interests of wider family members. Furthermore, Sir Patrick Sinclair suffered a severe stroke in 2005 and moved mainly to live in his other family house in Hampshire until his death in 2011. In any event, the previous owners did not participate in the Inn's programme of asbestos removal and did not update any of the fittings installed in the early 1970's.

As a result, the Flat is currently in a poor state of repair and is unoccupied. The Design and Access Statement contains further detailed descriptions of the current state of the various rooms within Flat A. That description is incorporated *mutatis mutandis* into this Heritage Statement. Where, as here, the neglect of the property is not the consequence of the current owner or applicant its improvement is a material consideration in favour of the application (see paragraph 45 of Heritage England's GPA 2⁶).

⁵ Conservation Principle Policy and Guidance: "An assessment of significance will normally need to identify how particular parts of a place and different periods in its evolution contribute to, or detract from, each identified strand of cultural and natural heritage value..."

6.00 Impact of Proposed Works

Paragraph 6 of Heritage England's GPA 2 makes clear that the approach must be proportionate: "For example, where significance and/or impact are relatively low, as will be the case in many applications, only a few paragraphs of information might be needed, but if significance and impact are high then much more information may be necessary." In the present case, there is no adverse impact on the heritage assets, quite the reverse.

The fittings and fixture installed in the 1970's adversely impact upon the character of the listed building and are in a poor state of repair. The proposed works would remove these detrimental 1970's features and replace them with fixtures and fittings of high quality materials and design. The proposed works will also re-introduce into the flat a reclaimed genuine age appropriate fireplace removing a poor quality replica fire surround. The works would also remove the non-original attic installed at an unspecified date and open up the roof trusses. This will enhance the appreciation of one of the few remaining original internal features of the Flat. The proposed works will also allow more natural light into the Flat. This will make the Flat more pleasant place to live and will also enable energy saving.

The proposed works will also readjust the layout of the Flat. The current layout is not original and is not conducive to the well-being of occupants. The proposed layout will replicate the original character of the Flat by recreating a grander entertainment/dining room overlooking New Square.

The internal current staircase up to the Flat is in poor repair. The stairs are uneven. The unattractive and non-original handrail has come away from part of the wall and the stairs are not entirely safe. The staircase presents an unattractive and gloomy entrance to the flat. The proposal would make the staircase an attractive feature by evening the stairs by covering them with an attractive copper coloured covering and handrail and improved lighting – a modern take on the historic antecedents of the Flat.

The current sash windows fronting onto the square are not original they are also in poor repair. The proposal would replace these windows with appropriately designed sash windows which match the external appearance of the other windows in New Square but which are also energy efficient.

7.00 Precedent

In accordance with Historic England's Guidance⁷ this appraisal has also sought to "Compare the place with other places sharing similar values". Flat A is part of No 1 New Square which itself is part of a row running from No1 to No 11 New Square which have been listed as one building. All the buildings are either in office or residential use. The internal features of the buildings have all been greatly altered in order to ensure that the historic use and function of the building remains. Various planning and listed building applications for properties within New Square have been granted over the recent years have seen the internal layouts significantly altered and partitions constructed using modern methods.

Heating, water and electrical:

Application No. 2015/7068L - 1 New Square

Roof works:

Application No. 2008/2300/L - 5 New Square

Application No. 2012/6820/L - 6 and 7 New Square

Internal alterations and refurbishment:

Application No. 2015/4406/P - 15 New Square

Application No. 2012/3318/L - 4 New Square

Overview:

All of the properties within New Square have undergone internal alterations, refurbishments, demolition and alterations to the roof. The above mentioned applications which have been granted indicate the works carried out to properties in New Square and provide a relevant justification for the proposed works to the Flat.

The proposed works will not negatively affect a Heritage England Listing and will not harm the character or appearance of New Square.

The proposed improvements will positively impact New Square by halting deterioration and re-establishing the use of the Flat. The proposed works will also improve, repair and restore parts of the Flat A that hold historic significance.

Please also see the precedents referred to in the Planning Statement in section 8.00, page 10, that are incorporated into this Heritage Statement *mutatis mutandis*.

⁷ Conservation Principle Policy and Guidance at Paragraph 78.

8.00 Conclusion

The existing front façade will remain unchanged. No extension to the roof is proposed. The existing vehicular access is not proposed to be changed or altered. The internal layout would be improved. The material palette for the new building elements will coincide with high quality existing materials found in the area. The proposed internal and external works to the Flat will not negatively affect the Grade II* status of 1 New Square but will actually result in a improvement both in term so of the architectural importance and improving the historic importance of the flat by removing ugly inappropriate features and introducing high quality features and reintroducing age appropriate features such as the re-claimed fireplace.

The proposal would result in no harm to the conservation area or its setting. If anything, there will be a modest improvement to the appearance of the Conservation Area caused by the replacement of the external windows currently in poor repair.

The proposal will also bring the Flat back into residential occupation. This will continue the historic function of the flat by providing lawyers and/or City workers with convenient residential accommodation. The Flat must meet modern residential and safety standards and the current proposal will ensure that the balance between old and new is maintained in order that the Flat can be fit for 21 century living. By ensuring the continued residential occupancy of the Flat, the proposals also help reinforce the traditional and historical residential community within the Inns of Court and which also forms part of the character of the Conservation Area. All of the foregoing is consistent with Heritage England's guidance. ⁸

In summary, these proposals comply with the Development Plan and the guidance in the NPPF and NPPG (as to which see further the Planning Statement).

9.00 Selected Bibliography

Planning and Listed Building Applications for 1 New Square and other buildings in New Square and Lincoln's Inn

The Herald, 9 April 2011, obituary of Sir Patrick Sinclair

Lincoln's Inn, the Black Books Vol V (1968) Introduction

A Portrait of Lincoln's Inn by Angela Holdsworth, Published by Third Millennium (2007)

Lincoln's Inn, Its Ancient and Modern Buildings with an Account of its Library by William Holden Spillsbury, published by William Pickering (1850)

The Student's Guide Through Lincoln's Inn (4th ed.) by Thomas Lane, published by Ellerton and Henderson(1823)

⁸ See e.g. *Conservation Principles, Policies and Guidance, 'Aims'* at paragraph 18: "[to] reconcile [the building's] protection with the economic and social needs of the people who live in it...^{1.3} Each generation should therefore shape and sustain the historic environment in ways that allow people to use, enjoy and benefit from it, without compromising the ability of future generations to do the same.